

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, June 23, 2015

50 W. Gay Street, (Beacon Building) Conference Room B – 1st Floor

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
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I. Attendance

Present: Steve Wittmann (Chair), Michael Brown, Tedd Hardesty, Robert Loversidge, Jana Maniace, Danni Palmore

Absent: Otto Beatty, Jr., Kyle Katz, Mike Lusk,

City Staff: Daniel Thomas, Dan Bletchschmidt, , Elizabeth Brown

II. Approval of the May 26, 2015 Downtown Commission Meeting Results

Move to approve (6-0)

III. Request for Certificate of Appropriateness

Case#1 15-6-1

Address: 165 North Fourth Street

Applicant: Dick Stevens, Proprietor of Elevator Brewing Company

Property Owner: (Parking lot) General Tire Sales LLC

Request CC3359.07 (A)

Certificate of Appropriateness for the installation of a functioning grain silo (bulk grain tank) to serve the Elevator Brewing Company's facility at 165 N. Fourth St.

Discussion

Silo was located at edge of parking lot so bulk grain deliveries can be made off of Lazelle. Concrete pad is specifically designed for weight of grain. The silo will be located on the adjacent parking lot where the Elevator already leases some spaces. A lease has been made for this use. The silo will occupy half of a parking space and extend into a landscape peninsula reaching as close to deliveries as possible. The peninsula can be re-landscaped. The pad will be 10'x10'. There is no current walkway between parking and building. Logo that will be on silo will be submitted to staff. Delivery of grain should not take much time nor hinder alley functioning. DP – Question about residents of 150 Lafayette. There should not be a sight line issue. A fence will probably be put up around the silo. MB – motion to accept. The applicant should come back to staff with logo and any revised landscaping and fence details.

Results

Motion to approve. Run fencing logo, new landscaping and fencing by staff. (6-0)

Case #2 15-6-2**Address:** 250 S. High Street**Project:** 250 High - Plaza**Applicant:** NBBJ**Property Owner:** Two Fifty High LLC

c/o The Daimler Group, Inc.

Design Professionals: NBBJ and GRA+D Architecture**Request** CC3359.05(C)1)

Certificate of Appropriateness for alteration of original plaza plans.

250 High was approved by the Downtown Commission in August 2013. Staff has recently administratively approved the relocation of doors for the restaurant portion of this project. The Commission review and approved plans for a patio (including trellis) for the new restaurant, Salt & Pine (Chris Crader, proprietor) at their May 2015 meeting (see current Results) but requested more detail of the plaza itself.

Discussion

NBBJ anticipates moving into the building in July. Much of the other offices and apartments have been preleased. The service area behind the tall wall has been slightly increased. Plaza space has been rethought and refined. The new configuration addresses the needs of the new outdoor area for Salt & Pine, from rectilinear to trapezoidal. Materials, furniture, landscaping and lighting were described. The number of shade trees have been reduced from 9 to 6 – the tree cover will be more than adequate. The trees will go in with 4 inch caliper and would be irrigated, so growth should be rapid. , Street trees will be Princeton Elms. JM – would access to the bike racks be hindered? A. – there will be multiple ways of getting to the racks. MB – Motion to approve. RL – 2nd. looks great. TH – good reaction to process of project.

Results

Motion to approve (6-0)

Case #3 15-6-3**Address:** 250 S. High Street**Project:** 250 High -**Applicant:** Drue Dixon, FORT**Property Owner:** Two Fifty High LLC

c/o The Daimler Group, Inc.

Restaurant: Salt & Pine, Chris Crader**Design Professionals:** FORT (Graphics), NBBJ and GRA+D Architecture**Request** CC3359.05(C)1)

Certificate of Appropriateness for signage

250 High was approved by the Downtown Commission in August 2013. The Commission approved the patio area for the Salt & Pine Restaurant last month.

Discussion

Revised drawings with dimensions handed out. Vestibule will have primary sign for the restaurant – back lit brassy pin letters, about 6’ across. There will also be a blade sign. That includes the trade mark (pine tree and S & P) – will have 2’ diameter circle – aluminum, brass looking, with halo. SW – has the rest of the signage for the building been approved? (i.e. address, logo). SW – Does this go beyond “design intent” into specifics? A. – was thinking about coming back next month. RL –

recommends that we approve as submitted with the provision that final plans be submitted to staff. Looks good. Other accessible path will be through main building entrance. Windows will have a vinyl applique – about 40” wide.

Results

Motion to approve as submitted. Provide dimensional drawings to staff. (6-0)

Case #4 15-6-4

Address: 325-331 East Long Street

Applicant: Don DeVere

Property Owner: Edwards Long St., LLC

Design Professional : Meyer + Associates Architecture

Request:

Certificate of Appropriateness for rehabilitation of three story building. CC3359.05(C)

Discussion

This is the second of two commercial / mixed use buildings. Café Briosso was approved last year. This building was recently vacated by Women’s Faith Mission. A tenant for the first floor space has been found. Basically the project is window replacement on the upper floors and a new storefront. The new windows will match the profile of the existing. The fixed arched transoms on the second floor will remain. Questions were asked about color treatment and there was some concern about specificity. SW – if you were to deviate from black trim, bring it back, if straight forward, bring it back to staff. Colors from the adjacent building will be matched. The frieze between the first and second floor was most likely limestone at one time. We are reluctant to pull it off. The tenants will submit signage and lighting at a later time. The cornice is masonry, again not to be altered. Brick will be cleaned and repointed. RL - The cornice looks like it is a different material. MB – motion to accept. JM - Check the width of the front door. It looks a little narrow.

Results

Motion to approve. For any deviation return to staff. (5-1, Loversidge)

V. Request for Certificate of Appropriateness for Demolition

Case #5 15-6-5

Address: 327 S. Washington Avenue

Applicant: Samuel C. Randazzo

Property Owner. : Sustainability Funding Alliance of Ohio (owned by applicant)

Request CC3359.23

Certificate of Appropriateness for the demolition of 327 S. Washington Avenue. To be replaced with grassed lot.

Applicant did not show. No action taken

VI. Requests for Certificate of Appropriateness for Advertising Mural

Case #6 15-6-6M

Mid-Ohio Food –ad mural

Address: 145 N. High Street **The Brunson Building**

Applicant and Design Professional: Orange Barrel Media

Property Owner: Brunson Building LLC

Request:

Design review and approval for installation of rough surface adhesive advertising mural to be located on the north elevation on the Brunson Building (145 N. High St.). Proposed mural –Mid-Ohio Food Bank – “Even a small gift can make a big difference”. There have been numerous as murals at this location, the latest being Smirnoff. CC3359.27(D)3), CC3359.11(7).

Dimensions of mural: 20’W x 97.7520’H, two dimensional, non lit

Term of installation: Seeking approval from June 25, 2015 through January 2, 2016.

Area of mural: 1,955 sf

Approximate % of area that is text: 4%

Discussion

JB – Fits with building, care has been take with design. Effort because of location. RL – Clever, I wish you could put it somewhere else. DP – motion to approve. JM _ torn with this one, clever and has thoughtful background. Can’t approve out of principle. RL – best idea at wrong location.

Results

Move to approve. (4-2, Loversidge, Manice)

Case #7 15-6-7M

AT&T ad mural

260 S. Fourth Street

Applicant and Design Professional: Orange Barrel Media

Property Owner: Stoddart Block LP

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the south elevation of 260 S. Fourth St. Proposed mural – AT&T – “Camera envy: The New LGG4. At AT&T” There have been numerous ad murals at this location, the current being for The New James CC3359.07(D)

Dimensions of mural: 113’W x 31’-6”H, non lit vinyl mesh banner

Term of installation: Seeking approval from July 9 through September 10, 2015.

Area of mural: 3,559.5 sf

Approximate % of area that is text: 3.7%

Discussion

Minor revision was distributed. JB – wall with mostly orange background. MK – product emphasizes right hand side.

Results

Motion to approve (6-0)

Case #8 15-6-8M**Coors - OSU ad murals****Address: 60 E. Spring St.****Applicant:** Orange Barrel Media**Property Owner:** JSD Spring LLC**Design Professional:** Orange Barrel Media**Request:**

Design review and approval for installation of four vinyl mesh advertising murals for Coors Light – The Silver Bullet. The mural also has the 2015 Buckeye Schedule. The murals are to be located on the east elevation of 60 E. Spring St. There have been numerous as murals at this location, the current one being for Missouri Tourism. CC3359.07(D).

Dimensions of mural: Two at 35'-9"W x 19'-6"H, two dimensional, lit, vinyl mesh banners
Two at 30' W x 73' H

Term of installation: Seeking approval from August 20 to December 31, 2015

Area of murals: 5,774 sf

Percentage of area that is text: Buckeye Schedule (alone) - 4.8%
Buckeye and trademarks – 18%

Discussion

Request by Coors, an Ohio State football sponsor for an ad mural with the upcoming OSU football schedule. SW – looks busy, disjointed. MK – client is willing to follow Commission suggestions.

Make more cohesive. SW Take back to client. Can we come back before meeting.

Licensing setup. DP – get the yard line consistent, line up. Silver Bullet up at the top. Reduce schedule. Extend football field over to the left panels. Get the logos off right. Make schedule bigger. TH – is Ohio St logo? Eliminate something. TH – Coors logo overdone. Don't need Coors light twice. SW – can this come back? RL – approve subject to those changes.

Results

Motion to approve subject to revisions above. Submit to staff for redistribution to Commission for confirmation. (6-0)

VII. Business / Discussion

457 N. Neilston St. – Staff briefed Commission on request at Rhinegeist Beer (Cincinnati) distribution warehouse to brew minimal amount of beer (a Manufacturing classification) – i.e. 5 gallons a year, to fulfill state requirements. Commission generally had no problems with this request but instructed staff to forward request to Chair for deliberation.

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (May 28, 2015)

1. 40 W Long St. – YMCA – Roofing
2. 15 W Cherry St. – Apple iPhone
3. 525 E Mound St. – Sprint antennas, rooftop
4. 268 S Fourth St. – Sign – Mikey’s Late Night Pizza
5. 8 E Long St. – Atlas Bldg. – Addition rear window, 2nd floor
6. 360 S Third St. – United Way banner
7. 300 N Fourth St. – Fire Station #1, Concrete apron
8. 245 Marconi Blvd. – replace damaged parking sign
9. 252 Main St. – Bonfire – Projecting sign
10. 75 S Fourth St. – YWCA - two construction banners
11. One Nationwide – small landscape changes

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.